

CALIFORNIA COASTAL COMMISSION

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Wed 16b



TO: Commissioners and
Interested Persons

DATE: November 23, 2005

FROM: Staff

SUBJECT: Request to Waive Time Limit for City of Encinitas LCP Amendment No. 3-05 (Humane Society/White) for the Commission Meeting of December 14-16, 2005

On September 23, 2005, the City of Encinitas Local Coastal Program (LCP) Amendment #3-05 was filed in the San Diego District office. The amendment involves a change to the land use designation and zoning classification for property at 385 and 387 Requeza St. (Rancho Coastal Humane Society) from Residential 11 (R-11) to Public/Semi-Public (P/SP). In addition, unrelated to the Humane Society property, the amendment request also involves a change in the total amount of area designated Office Commercial and General Commercial listed within the LUP resulting from a land use change and rezone of a property located outside the coastal zone (White).

Pursuant to Section 30512 of the Coastal Act, the Commission must act on land use plan amendments within 90 days of complete submittal or filing. Based on the above-cited time limits, the proposed LCP amendment must be scheduled for review by the Commission at the December 14-16, 2005 meeting. However, Section 30517 of the Coastal Act and Section 13535(c) of the California Code of Regulations state that the Commission may extend for good cause any applicable time limits for a period not to exceed one year.

Commission staff is requesting the time extension due to insufficient staff time to adequately review the amendment and prepare a recommendation. In addition, the City has been consulted and has indicated the request for postponement is acceptable. Staff recommends the Commission extend the 90-day time limit for one year; however, it is anticipated the LCP amendment will be heard at the January 2006 Commission meeting.

MOTION:

I move that the Commission extend the 90-day time limit to act on the City of Encinitas LCP Amendment No. 3-05 for one year.

STAFF RECOMMENDATION:

Staff recommends a YES vote. An affirmative vote of the majority of the Commissioners present is needed to pass the motion.